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TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: GMH-STEWART TERRACE MULTI-FAMILY SITE PLAN
(264 MARKET RATE UNITS – Lot #1 of GMH Subdivision)
PROJECT LOCATION: CLARK STREET (OFF NYS RT. 207)
SECTION 2 – BLOCK 1 – LOT 34.2 (PART OF)
PROJECT NUMBER: 02-18
DATE: 26 FEBRUARY 2003
DESCRIPTION: THE PROJECT INVOLVES A SITE PLAN FOR THE DEVELOPMENT OF ONE OF THE SUBDIVISION LOTS INTO 263 MARKET RATE MULTI-FAMILY RESIDENTIAL UNITS (PLUS AN OFFICE). THE APPLICATION WAS PREVIOUSLY REVIEWED AT THE 26 JUNE 2002, 9 OCTOBER 2002 AND 11 DECEMBER 2002 PLANNING BOARD MEETINGS. THE APPLICATION IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. A significant number of corrections have been made to the plans.
2. Prior to any consideration of approval, SEQRA must be completed. If the Board is considering approval of the project, the motion should be conditional on the following:
 - A final review of the plans by the Planning Board Engineer to determine that all corrections are included on the plans to be stamped. This should include a final evaluation on the adjustment/relocation of approximately 12 units (4 x 3 levels) to result in better parking distribution. As well, the plans should identify and note that one of the units is an office.
 - The Planning Board should require that a bond estimate be submitted for this Site Plan (Subdivision) in accordance with Chapter 19 of the Town Code.
 - Payment of all fees

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
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